



Heritage Permit Application

The accuracy and completeness of this application is the responsibility of the applicant.

Location of the Subject Property

Municipal Address: 75 / 79 Dawson Manor Blvd, Newmarket, ON, L3X 2H5

Legal Description: RioCan Centre Newmarket

Owner(s):

Name(s): RIONEW HOLDINGS INC.

Address & Postal Code: 157 Harwood Avenue North, Unit C004, Ajax, ON, L1Z 0A1

Phone No. (during office hours): 705-220-4486

Email address: tostevens@riocan.com / jeigo@riocan.com

Agent (if applicable)

Name(s): James Eigo

Address & Postal Code: 157 Harwood Ave, North, Unit C004, Ajax, ON, L1Z 0A1

Phone No. (during office hours): 705-220-4486

Email address: jeigo@riocan.com

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For Office Use Only

Date Received: _____ Application No: _____

Date Acknowledgement sent: _____ 90 Day Expiry Date: _____

Heritage Newmarket Meeting Date: _____

Council Meeting Date: _____

A. Purpose of Application

Describe the purpose of the application, outlining the nature of your proposals including whether you are just altering an existing building / structure, whether the works involve any demolition, whether new construction is proposed and any alterations to existing landscaping.

Currently the exterior paint is faded, and chipped in multiple location though out the houses. The landlord is proposing to repaint the exterior house, window trim, doors, soffit with a paint type rated for exterior use colour matched to existing or a heritage paint type approved by the heritage committee.

There are some area's on the exterior siding, window trim, doors, soffit, and fascia boards where the existing wood is deteriorated (rotten). The landlord is proposing to replace these deteriorated board with pressure treated wood or a wood type that is deemed appropriate from the heritage committee. All pieces of wood will be the same dimensions as existing.

The landlord is proposing to remove and replace rotten or broken board for the front and rear decks and railings including ramp with the same type of materials as existing decks. Re-use footings / posts if possible.

B. Related applications

Does the proposal also require approvals under the Planning Act, such as a Minor Variance or Site Plan?

Yes / No (Please circle)

If yes:

1. Please acknowledge that in an effort to streamline the process, you are aware that the Heritage Permit Application, in general, should be approved first before a Minor Variance or a Site Plan Application is approved:

I acknowledge: _____ (Please initial)

2. Please indicate any related file numbers.

C. Details of plans and other related materials (including specifications, samples and photographs) submitted to support your application.

(Photos attached)

• Repair / replace exterior damage or rotted wood around windows (trim), doors, soffit, and fascia board as needed. *Remove and replace front and rear decks and railings including Ramp with the same type of materials as existing decks. Re-use footings / posts if possible.

- Power wash, screw-down as needed scrape, and sand floor planks and railings to the rear deck ramp.

Paint deck/ramp with one coat of primer and 2 coats of paint.

- Paint Exterior; Painting of the soffit, fascia boards, windows, and doors.
- Wood Siding - Repair / Replace damaged and rotted wood siding. Scrape and sand ready for paint.
- To detach and reset the eaves trough.

D. Extent of alterations (including colour, material and finish)

| Item(s) to be changed | Existing | Proposed |
|------------------------------|----------|---|
| Chimney | | |
| Cladding | | |
| External Doors | wood | Pressure treated or wood type approved by the heritage committee. |
| Windows | | |
| Exterior trim | Wood | Pressure treated or wood type approved by the heritage committee. |
| Fencing / means of enclosure | | |
| Porch / veranda | Wood | Pressure treated or wood type approved by the heritage committee. |
| Roof | | |

| | | |
|-----------------------|----------------|---|
| Foundation Walls | | |
| Other (Fascia boards) | wood | Pressure treated or wood type approved by the heritage committee. |
| Other (Fascia boards) | Heritage paint | Exterior paint colour match to existing or paint type approved by the heritage committee. |
| Other | | |

E. Declaration & Signature

I hereby declare that the statements made herein are, to the best of my belief and knowledge, a true and complete representation of the purpose and intent of this application.

I have reviewed the submission requirements and understand that incomplete applications may not be accepted.

I also understand that the proposal must comply with all other applicable legislation and by-laws and that other approvals, if required, must be described clearly in Section B of this application (e.g. Minor Variance, Site Plan, Building Permit e.t.c.)

I acknowledge that any change to the approved drawings, however small, must be re-submitted for approval. Failure to do this may result in work stoppage and charges and/or fines under the Ontario Heritage Act.

I acknowledge that the Town of Newmarket staff and members of Heritage Newmarket may visit the property that is the subject of this application for the purpose of evaluating the merits of the application.

I acknowledge that personal information on this form is collected under the authority of the Ontario Heritage Act and will be used to process Heritage Permit Applications and the information may also be released to the public.

Owner's Signature

Date

Owner's Signature

Date



Authorized Agent's Signature

May 25, 2021
Date

Heritage Permits

A Heritage Permit is required to undertake external changes to properties designated under Part IV of the *Ontario Heritage Act 1990*, as amended (the *Act*). The *Act* provides a process to ensure that any change to the exterior of a designated property does not alter it in such a way that the reasons for designation are diminished.

Any external works that alter or change the appearance of the property (including its buildings, structures and important landscaping) are likely to require a Heritage Permit.

Examples of external works that will require a Heritage Permit include:

- Additions to an existing building or an accessory structure on the designated property.
- Replacement of windows and doors.
- Change in window or door openings

- Removal and/or installation of porches, verandas, canopies, cladding and chimneys.
- Change in trim, roofing, cladding and painting of building exterior
- Removal and / or installation of a deck, fence, gate, trellis, arbours and /or gazebos.

Examples of works that do not require a Heritage Permit include:

- Routine maintenance and minor repairs that do not change the exterior appearance of the main building, accessory structures and/or landscaping.
- Re-roofing in material and colour similar to existing material and colour
- Repairs to, and replacement of eaves troughs and downspouts unless these are ornamental and integral to the heritage character and appearance of the building.
- Re-pointing of brick and repairs to chimneys.

A Heritage Permit for demolition, relocation or de-designation of heritage properties are discouraged and are generally not supported by staff or Heritage Newmarket.

Each property designated under Part IV of the *Ontario Heritage Act* has a by-law that provides the reasons for designation and details the main heritage attributes of that property. Any external changes must be consistent with these.

A Heritage Permit Application is considered in the context of the policies in the Town of Newmarket Official Plan and the designating by-laws of individual properties. Relevant guidelines, including the Historic Downtown Newmarket Design Guidelines and those offered by Government Agencies, such as the Federal Governments “Standards and Guidelines for the Conservation of Historic Places in Canada” (2003) are also taken into account.

Heritage Permit Approval Process

Heritage Newmarket is an advisory Committee to the Council on heritage matters. It was constituted under Section 28 of the *Ontario Heritage Act* and makes recommendations to the Council on heritage matters, including Heritage Permit applications. However the Town Council makes the final decision whether or not to approve a Heritage Permit Application.

Detailed below are the processes that a Heritage Permit application generally goes through:

| | |
|----|---|
| 1. | Application received by Planning & Building Services. |
| 2. | The Owner / Agent receives confirmation that the application is |

| | |
|----|--|
| | complete or receives the reasons why the application is not complete and what additional information must be submitted. The 90 day period only begins on the date the complete application is received. |
| 3. | Application is reviewed by Staff. This will include a site visit to the property. |
| 4. | Staff prepare a Heritage Permit Report and Recommendation. This report is then circulated to members of Heritage Newmarket to review. Members may also wish to visit property. |
| 5. | Application is placed on the agenda for consideration by Heritage Newmarket at their next meeting. |
| 6. | Heritage Newmarket makes a recommendation and forwards this to Council for final approval, if necessary. |
| 7. | The Application is considered by the Town Council, within 90 days of the date of receipt and they either: <ul style="list-style-type: none"> • Approve the application; • Approve the application subject to conditions; or • Refuse the application. |
| 8. | The applicant can either: <ul style="list-style-type: none"> • Accept the decision of the Town Council; • Appeal the conditions to the Conservation Review Board/LPAT; or • Appeal the decision to refuse to the Conservation Review Board/LPAT. |

Staff are available to assist in the application process and it is strongly recommended you consult them prior to submitting a Heritage Permit Application.

Under Section 33 (4) of the *Ontario Heritage Act*, Council shall render its decision within 90 days of the receipt of a complete Heritage Permit application. Within the 90 day period, Council must either consent to the application, consent to it subject to conditions or refuse the application. The 90 day period can be extended if the applicant agrees to the extension in writing with Council.

Submission Requirements

The Heritage Permit Application must be submitted in a form that provides Staff and Heritage Newmarket a clear understanding of specific details and visual representation of the proposed alterations to the historic property and the physical setting into which the changes are to occur.

Every Heritage Permit Application submitted must include

- A completed application form.
- A survey plan of the property.
- A site plan of the property including front, rear and side setbacks.
- Plans, sections and elevations of the property clearly showing the existing property and how it is proposed to be changed; including changes to the roof.
- Details (including samples if necessary) of the proposed materials
- A justification for the proposed changes and how the applicant/agent consider the heritage attributes are being affected.
- Full details of any the existing and proposed doors and windows, if these are to be altered.

Please note

- Applicants are strongly advised to discuss the proposed changes with Planning staff prior to submitting an application.
- A Heritage Permit approval must precede issuance of any Building Permit.
- It is in the interests of the property owner to retain licensed professionals to undertake the design and execution of projects on Heritage properties.
- Heritage Permit infractions may result in charges being laid against the owner in accordance with the *Ontario Heritage Act*.
- Follow up site inspections will be conducted to ensure compliance with all the requirements of the Heritage Permit approval.
- Under Section 33 (4) of the *Ontario Heritage Act*, Council shall render its decision within 90 days of the receipt of a complete Heritage Permit application. Within the 90 day period, Council must either consent to the application, consent to it subject to conditions or refuse the application. The 90 day period can be extended if the applicant agrees to the extension in writing with Council.

If you have any questions regarding heritage matters please contact Devon Morton on 905 953-5300 ext. 2458, or dmorton@newmarket.ca.

The Home Depot

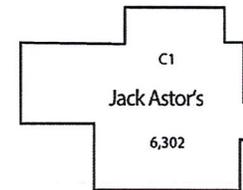
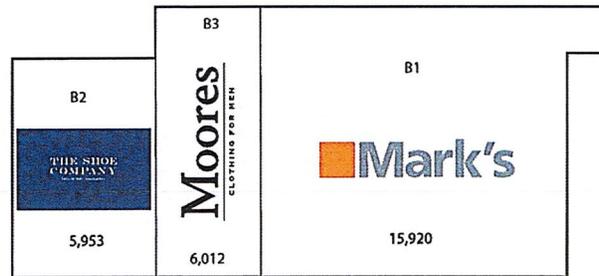
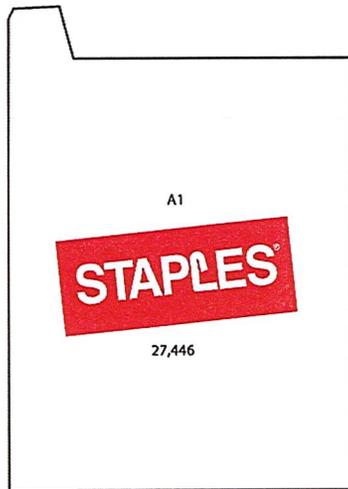


The Co-operators

E1
2,224

D1
2,864

Dawson Manor
Spa & Salon



YONGE STREET

DAWSON MANOR BOULEVARD

The purpose of this plan is to identify the approximate location, size and dimension of the Leased Premises in the Shopping Centre. The Landlord reserves the right at any time to relocate, rearrange, alter or expand the building and structures, other premises, the Common Areas, and any part of the Leased Premises from that shown on this plan. All information, dimensions, sizes and areas are approximate only and are to be verified on site. Any references on this plan to specific tenants are subject to change from time to time and shall not be deemed to be any representation as to the tenants that are within the Shopping Centre. 03/15



 the
co-operators
Insurance & Financial Services















APPOINTMENT ONLY
COURT REPORTERS
NOTARIES

Make us the one you're counting on
[Image of a house]

Make us the one you're counting on
[Image of a house]

OPEN
[Image of a house]

Welcome







the
CO-

Insurance





















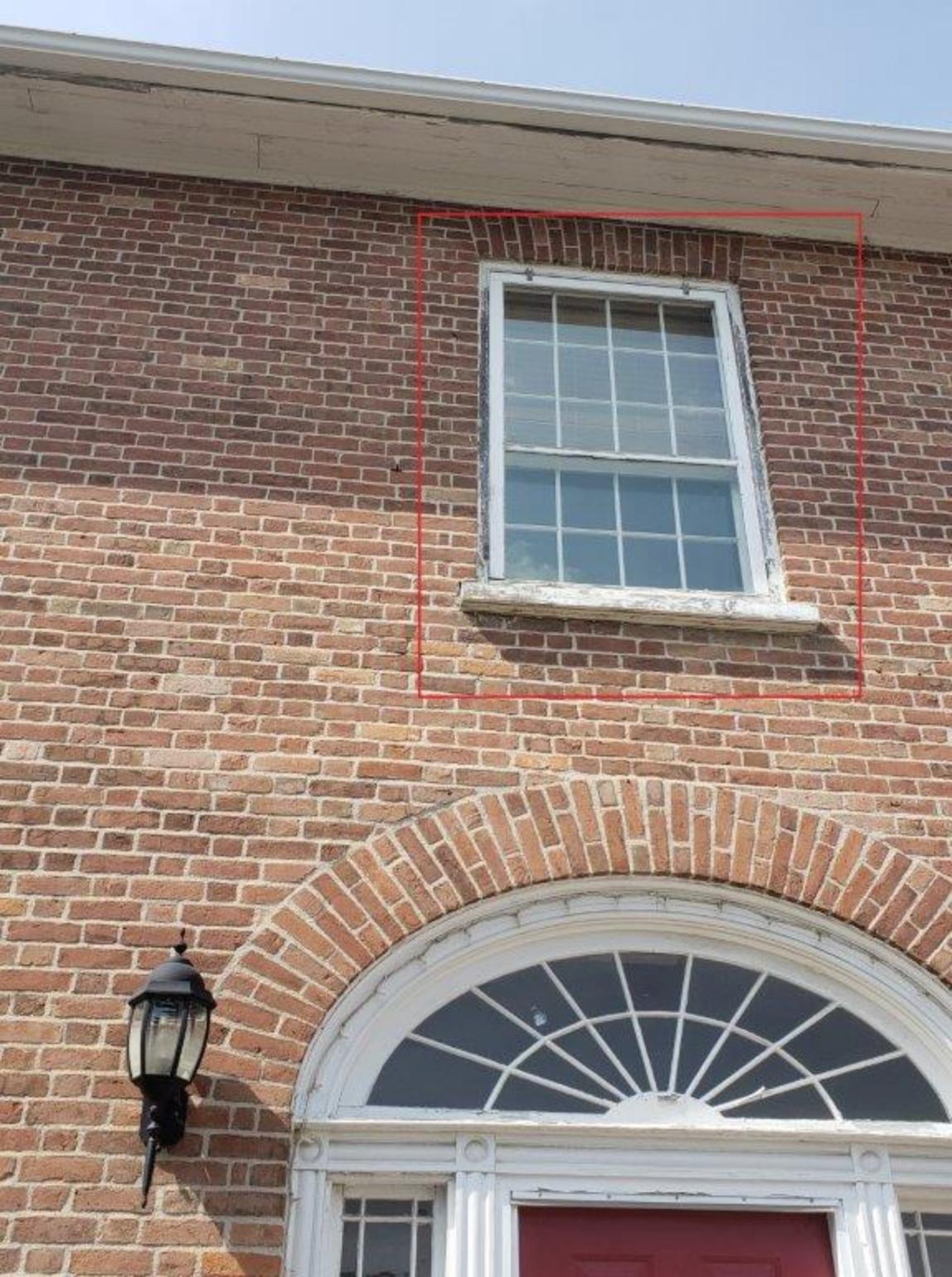






JOHN DAWSON
CIRCA
1897
THE DAWSON MANSION









JOHN BARNSON
CIRCA
1837
BOSTON, MA





JOHN DAWSON
CIRCA
1837
THE DAWSON MANSION







































